

026.0

0004

0001.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

Total Card / Total Parcel

1,056,100 / 1,056,100

APPRAISED: 1,056,100 / 1,056,100

USE VALUE: 1,056,100 / 1,056,100

ASSESSED: 1,056,100 / 1,056,100


**Patriot**  
Properties Inc.
**PROPERTY LOCATION**

No	Alt No	Direction/Street/City
63-65		TROWBRIDGE ST, ARLINGTON

OWNERSHIP	Unit #:
Owner 1: ZHOU YANSHUANG &	
Owner 2: LI JIA JUN	
Owner 3:	

Street 1: 151 SONG MEADOWAY	
Street 2: TORONTO	

Twn/City: CANADA	
St/Prov:	Cntry:
Postal:	Type:

PREVIOUS OWNER
Owner 1: ROSSI PETER/JUDITH A -
Owner 2: -
Street 1: 147 WOBURN STREET
Twn/City: LEXINGTON
St/Prov: MA
Postal: 02420

NARRATIVE DESCRIPTION		SALES INFORMATION		TAX DISTRICT		PAT ACCT.	
Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst
ROSSI PETER/JUD	65885-311		8/10/2015		855,000	No	No
GRADY PAUL/ETAL	36224-380		8/26/2002		599,000	No	No
GRADY FRANCES C	25757-444		10/24/1995			No	No
							A

OTHER ASSESSMENTS		Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS							
Item	Code	Description	%	Item	Code	Description	
Z	R2	TWO FAMIL	100	water			
o				Sewer			
n				Electri			
Census:				Exempt			
Flood Haz:							
D				Topo	1	Level	
s				Street			
t				Gas:			

**LAND SECTION (First 7 lines only)**

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		5000		Sq. Ft.	Site		0	80.	1.14	1									456,000						456,000	

**IN PROCESS APPRAISAL SUMMARY**

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
104	5000.000	600,100		456,000	1,056,100		17751
Total Card	0.115	600,100		456,000	1,056,100	Entered Lot Size	GIS Ref
Total Parcel	0.115	600,100		456,000	1,056,100	Total Land:	GIS Ref
Source:	Market Adj Cost		Total Value per SQ unit /Card:	322.97	/Parcel: 322.9	Land Unit Type:	Insp Date

07/22/17	026.0-0004-0001.0	Parcel ID	07/22/17
!2164!			
PRINT	Date	Time	
12/10/20		17:38:43	
LAST REV	Date	Time	
04/13/20		14:08:38	
mmcmakin			
Prior Id # 1:	17751		
Prior Id # 2:			
Prior Id # 3:			
Prior Id # 1:			
Prior Id # 2:			
Prior Id # 3:			
ASR Map:			
Fact Dist:			
Reval Dist:			
Year:			
LandReason:			
BldReason:			
CivilDistrict:			
Ratio:			

**BUILDING PERMITS**

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
6/2/2003	486	Dormers	28,000	C		G6	GR FY06	2ADRMR S LFT & SHED

**ACTIVITY INFORMATION**

Date	Result	By	Name
7/22/2017	MEAS&NOTICE	KB	Kevin B
4/29/2009	Measured	163	PATRIOT
8/15/2005	Fieldrev-Chg	BR	B Rossignol
11/4/2002	MLS	HC	Helen Chinal
11/6/1999	Inspected	266	PATRIOT
10/4/1999	Mailer Sent		
10/4/1999	Measured	263	PATRIOT
8/11/1993		RV	
Sign:	VERIFICATION OF VISIT NOT DATA		

